



2008 Calendar Year in Review

Department of Development Services
Office of Economic Development
2-16-2009

Preface

Despite a slowdown in the market, the first two quarters of 2008 showed some promise for development in Marietta. Yet, the third and fourth quarter were not so kind to the local economy. No one anticipated the depth and breadth of the economic slump affecting residential sales, multiple retail establishments, businesses and industries in Marietta and throughout the nation. The economic outlook for 2009 continues to predict a somber picture for the first three quarters of 2009 with an expected modest growth in the economy for the last quarter.

*The following report highlights **over \$ 62.5 million** in permitted development projects or improvements to structures **valued greater than \$100,000** which were implemented or in process in 2008.*

Residential/Mixed Use Activity

Name and Location	Estimated Value
➤ <i>Anderson Farm,</i> Finish basement at SF residence	\$ 140,000.00
➤ <i>Barrett Greene Subdivision</i> Finish single family residence	\$ 187,500.00
➤ <i>Brown's Park, off Whitlock Avenue</i> Completion of 4 residences	\$ 1,000,000.00
➤ <i>Caswell Overlook, townhomes</i> Five new townhomes built	\$ 810,000.00

- *Cobb Housing Inc.*
Four new single family residences \$ 473,800.00
- *Crosswinds*
Three new single family residences \$ 658,000.00
- *Emerson Overlook, 326 Roswell Street*
46,000 square feet Class A office \$ 2,142,420.00
32 luxury condominiums
Tenant finishes for law firm
Expansion of parking deck



- *Fort Hill*
New SF residence \$ 115,000.00
- *Greymont*
Renovations to SF residence \$ 168,000.00
- *Hardage Farm*
Renovations to SF residence-kitchen, bath \$ 180,000.00
- *Keeler Woods*
Renovations to SF residence \$ 150,000.00
- *Manget, at Manget, Frasier, Haley & South Ave.*
Single family residence \$ 278,080.00
Town home residence completion \$ 261,640.00
Town home residence completion \$ 206,600.00
Town home residence completion \$ 125,660.00
Town home residence completion \$ 136,060.00
Town home residence completion \$ 158,460.00
Town home residence \$ 195,440.00
- *Retreat at Dorsey Manor, 118 Haynes St.*
Senior living rental units & parking deck \$ 6,587,638.00

81 renovated units & 72 new mixed income units

➤ <i>Saint Teresa Terrace</i>		
Renovations to SF residence	\$	124,000.00
➤ <i>Summit Village</i>		
Single family residence	\$	245,000.00
➤ <i>The Retreat</i>		
Single family residence	\$	600,000.00
➤ <i>The Reserve</i>		
Renovations to the home	\$	150,000.00
➤ <i>The Traditions at Cross Park</i> , single family residential development off Kennesaw Avenue near Kennesaw Natl. Battlefield Park		
Single family residence	\$	500,000.00
Single family residence	\$	450,000.00
Single family residence (under construction)	\$	350,000.00
➤ <i>Additional new residences</i>		
Single family residence	\$	277,000.00
SF renovations	\$	200,000.00

Retail & Non-Profit Business Activity

Company Name and Location	Estimated Value
➤ <i>1666 Roswell Road</i>	
Ste. 500 improvements to building-retail	\$ 239,898.00
Ste. 400 TBF Computing- tenant improvements	140,000.00
Ste. 200 tenant improvements	125,000.00
Additional tenant improvements	170,000.00
➤ <i>Anna's Linens, 280 Cobb Parkway</i>	
Fire damage repairs	\$ 125,000.00
➤ <i>Appliance Smart, 1355 Roswell Road</i>	
Combine suites in Town & Country shopping center	\$ 430,000.00
➤ <i>Atherton Place, 111 Tower Road</i>	
Renovation of 4 rooms	\$ 129,000.00
➤ <i>Atlantic Buffet Restaurant, 270 Cobb Pkwy.</i>	
Tenant improvements	\$ 250,000.00
➤ <i>Burlington Coat Factory, 1901 Terrell Mill Road</i>	
Improvements to retail location	\$ 375,000.00
➤ <i>Chick-Fil-A, 170 Cobb Parkway, South</i>	
Remodel and additional freezer	\$ 205,000.00
➤ <i>Cobb County, 100 Cherokee Street</i>	
Interior renovations	\$ 530,000.00
➤ <i>Cobb Parkway Center, 405 Cobb Pkwy, S</i>	
Exterior improvements to bldg.	\$ 120,000.00
➤ <i>Hickory Hills Elementary School-MB of Ed, 500 Redwood</i>	
Renovations and improvements	\$ 4,850,000.00
➤ <i>Liberty Church, 1285 Cobb Parkway, North</i>	
Addition of classrooms and stage	\$ 250,000.00
➤ <i>Life University, 1135 Barclay Circle</i>	
Residential Dormitory 154 units	\$ 14, 837,371.00
Parking Deck	\$ 6,304,520.00

- *Marietta Toyota, 727 Cobb Parkway*
Building expansion \$ 2,900,000.00



- *MUST Ministries, 1407 Cobb Parkway*
Renovations to facility \$ 890,000.00

- *National Auto Sales, 831 Cobb Pkwy.*
Two-story pre-owned automobile dealership \$ 655,760.00

- *ProCore Solutions, Cobb EMC, 1260 Cobb Pkwy*
Commercial addition \$ 799,000.00

- *Rita's Ice, 800 Whitlock Avenue*
Tenant finishes \$ 114,874.00

- *Roswell Street Baptist Church, 774 Roswell Street*
Renovations to existing structure \$ 1,700,000.00

- *Sam's Club, 150 Cobb Pkwy.*
Renovation to facility \$ 650,000.00

- *Starbuck's, 811 Church Street*
New store \$ 164,741.00



- *The Earl Smith Strand Theatre, 117 N. Park Sq.*
Final marquee, chair lift & fire sprinkler system \$ 202,085.00



- *Walker School, 700 Cobb Parkway*
Addition to gymnasium \$ 900,000.00
- *WellStar Health Systems, 677 Church Street*
Multiple improvements and expansions including lobby entrance to Robert Lipson Center and new parking deck. \$ 4,373,000.00



Commercial and Industrial Activity

Name and Location	Estimated Value
➤ <i>790 Church Street Building</i>	
Adult Medicine of Marietta #250 Tenant imp.	\$ 170,000.00
Marietta Medical Center # 500-tenant imp.	\$ 131,000.00
➤ <i>Alpha Insulation, 1300 Williams Drive</i>	
Tenant improvements	\$ 220,000.00
➤ <i>American Breast Care, 2140 New Market</i>	
Tenant improvements	\$ 126,299.00
➤ <i>Applied Paper Technology, 1935 Delk Ind. Blvd.</i>	
Tenant improvements	\$ 110,000.00

- *Atlanta Northern Traction Company, 25 Polk Street*
Construction of pedestrian bridge over railroad tracks \$ 1,400,000.00



- *Benchmark Physical Therapy, 400 Tower Road*
Tenant finishes \$ 140,000.00
- *Courier Express, 2051 Franklin Way*
Interior improvements \$ 350,000.00
- *Attorney's office, 199 Frasier Street*
Tenant improvements \$ 150,000.00
- *Embry Riddle, 1395 S. Marietta Pkwy.*
Tenant improvements # 226 \$ 120,000.00
- *GESI, 810 Franklin Court*
Tenant finishes \$ 175,000.00
- *Kennestone Dialysis, 200 Cobb Pkwy, # 318*
Renovations to facility \$ 806,000.00
- *Kennestone E Vein Clinic, 711 Canton Rd. #420*
Tenant finishes \$ 120,000.00
- *Kennestone Office at Windy Hill, 2540 Windy Hill Road*
CT scanner replacement \$ 300,000.00
- *Kennestone Neurology, 711 Canton Road*
Tenant improvements to building \$ 303,000.00
- *LAI Engineering, 1800 Parkway Place*
Tenant improvements to building \$ 180,000.00
- *Marietta Machine Works, 470 Commerce Park Dr.*

Additional building for Marietta X-Ray 23,000 square feet	\$ 1,016,000.00
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| ➤ <i>Quick Fuel</i> , 1325 Field Parkway
Install underground tanks, etc. | \$ 120,565.00 |
| ➤ <i>Premier Environmental</i> , 1880 West Oak Parkway
Tenant finishes | \$ 200,000.00 |
| ➤ <i>Raeford Land Clearing</i> , 1388 Canton Road
New storage building | \$ 150,000.00 |
| ➤ <i>355 Tower Road Office Bldg, LLC</i> , 355 Tower Road
201 Pediatric Ent. of Atlanta-tenant improvements | \$ 291,190.00 |
| #204 Sibley Heart Center-tenant improvements | \$ 211,045.00 |



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| ➤ <i>670 North Avenue Building</i>
Tenant finishes-Crawford Plastic Surgery, #300 | \$ 150,000.00 |
| Tenant finished-Spectrum Labs, # 301 | \$ 150,000.00 |
| ➤ <i>2171 Kingston Court office building</i>
Replacement of roof | \$ 171,000.00 |
| Ste. A Rock Tops-tenant improvements | \$ 160,000.00 |

➤ <i>WhiteHawk Business Park</i> , Bldg. B, 1179 Canton Road	
Warehouse and office space, shell only	\$ 300,000.00
➤ <i>WinWare, Inc.</i> , 1955 West Oak Circle	
Tenant improvements to building	<u>\$ 500,000.00</u>
Total value	\$ 67,521,646.00